| 092.0 | 0002 | 0016.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 729,300 / | 729,300 |
| | | | | | USE VALUE: | 729,300 / | 729,300 |
| | | | | | ASSESSED: | 729,300 / | 729,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 150 | | PHEASANT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JONES SAMUEL RHYS ETAL |
| Owner 2: | YOUMANS BRIAN ETAL |
| Owner 3: | |
| Street 1: | 387R HIGHLAND AVE |
| Street 2: | |
| Twn/City: | SOMERVILLE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02144 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KUINDERSMA SCOTT R & JESSICA M - |
| Owner 2: | - |
| Street 1: | 150 PHEASANT AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6684.000 | 290,600 | 4,300 | 434,400 | 729,300 |
| Total Card | 0.153 | 290,600 | 4,300 | 434,400 | 729,300 |
| Total Parcel | 0.153 | 290,600 | 4,300 | 434,400 | 729,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.71 | /Parcel: 510.71

**Legal Description**

**User Acct** 59448

**GIS Ref**

**GIS Ref**

**Insp Date** 08/08/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 092.0-0002-0016.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 290,600 | 4300 | 6,684. | 434,400 | 729,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 282,400 | 4300 | 6,684. | 434,400 | 721,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 282,400 | 4300 | 6,684. | 434,400 | 721,100 | 721,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 218,300 | 4300 | 6,684. | 440,600 | 663,200 | 663,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 218,300 | 4300 | 6,684. | 328,900 | 551,500 | 551,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 218,300 | 4300 | 6,684. | 297,800 | 520,400 | 520,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 218,300 | 4300 | 6,684. | 285,400 | 508,000 | 508,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 213,900 | 4400 | 6,684. | 242,000 | 460,300 | 460,300 | Year End Roll | 12/11/2014 |

!7504!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 05:41:02 |

**LAST REV**

| Date | Time |
|---|---|
| 08/26/21 | 17:40:27 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7504

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KUINDERSMA SCOT | 72916-392 | 1 | 7/12/2019 | | 782,000 | No | No | | |
| SULLIVAN PETER | 66110-178 | | 9/22/2015 | | 570,000 | No | No | | |
| | 15161-95 | | 8/1/1983 | | 104,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/26/2021 | USPS | JO | Jenny O |
| 8/8/2018 | MEAS&NOTICE | CC | Chris C |
| 12/3/2008 | Meas/Inspect | 345 | PATRIOT |
| 4/29/2000 | Missed Appt. | 264 | PATRIOT |
| 1/26/2000 | Mailer Sent | | |
| 1/26/2000 | Measured | 263 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 59448 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6684 | | Sq. Ft. | Site | | 0 | 70. | 0.93 | 5 | | | | | | | | | 434,366 | | | | | | 434,400 | |

| Total AC/HA: | 0.15344 | Total SF/SM: | 6684 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 434,366 | Spl Credit | | Total: | 434,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1964 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 188.981 |
| Other Features: | 82502 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 394775 |
| Depreciation: | 104220 |
| Depreciated Total: | 290554 |

## COMMENTS

WALK-UP ATTIC W/ 4 FT CEILING.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

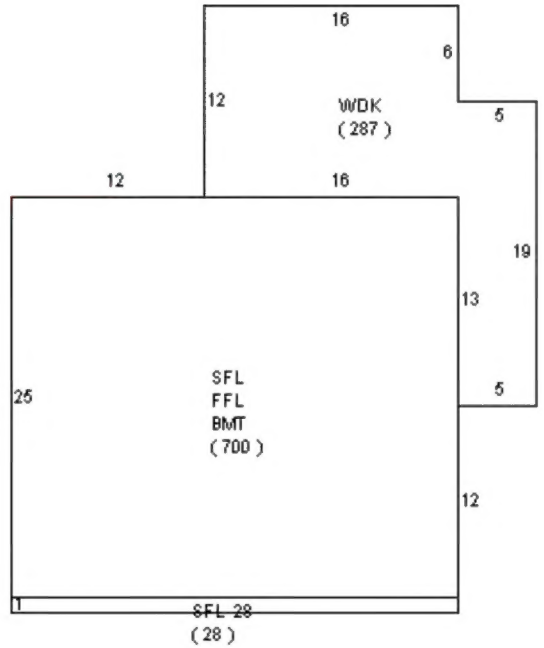
| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |

| Totals | | |
|---|---|---|
| 1 | 7 | 4 |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 188.98 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 120.33 |
| Final Total: | 290600 | Val/Su SzAd | 203.50 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 728 | 188.980 | 137,578 |
| BMT | Basement | 700 | 56.690 | 39,686 |
| FFL | First Floor | 700 | 188.980 | 132,287 |
| WDK | Deck | 287 | 9.480 | 2,722 |

| Net Sketched Area: | 2,415 | Total: | 312,273 |
|---|---|---|---|

| Size Ad | 1428 | Gross Area | 2415 | FinArea | 1428 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

092.0-0002-0016.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 13X24 | A | AV | 1964 | 23.01 | T | 40 | 101 | | | 4,300 | | | 4,300 |

| More: | N | Total Yard Items: | 4,300 | Total Special Featues: | | Total: | 4,300 |
|---|---|---|---|---|---|---|---|